



Gray's Inn Road, WC1X 8PQ
£650,000

**DAVID
ANDREW**

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asset

Gray's Inn Road, WC1X 8PQ

London

A newly developed and centrally located one-bedroom flat situated on the fourth floor of a period conversion with LIFT. The flat is decorated in the highest quality finishes including herringbone oiled wood flooring, a fully integrated kitchen with modern designer appliances, a spacious open-plan living area bathed in natural light and a large family bathroom. Each flat in this secure building enjoys its own private floor that is directly accessible via the lift or communal staircase. Located only a short walk from, Chancery Lane, & Farringdon, this flat is ideally positioned between Bloomsbury, Kings Cross, Islington, and Clerkenwell surrounded by excellent transport links. Local amenities are plentiful, including the trendy bars, restaurants, and boutiques of Exmouth Market, Coal Drops Yard, and Upper Street. The nearby Brunswick Centre boasts a large Waitrose and a six-screen Curzon cinema, providing all the essentials for modern living. Please note the property is vacant and virtual staging has been used in some of the photographs.

Council Tax band: TBD

Tenure: Leasehold

- Lease remaining: 125 years
- Lift access to private floor
- Newly Developed
- 561 sq ft / 52.1 sq m
- Building Insurance: £ 1314 p.a
- Ground Rent: Peppercorn
- One Bedroom Period Flat
- Service Charge: £2365 p.a



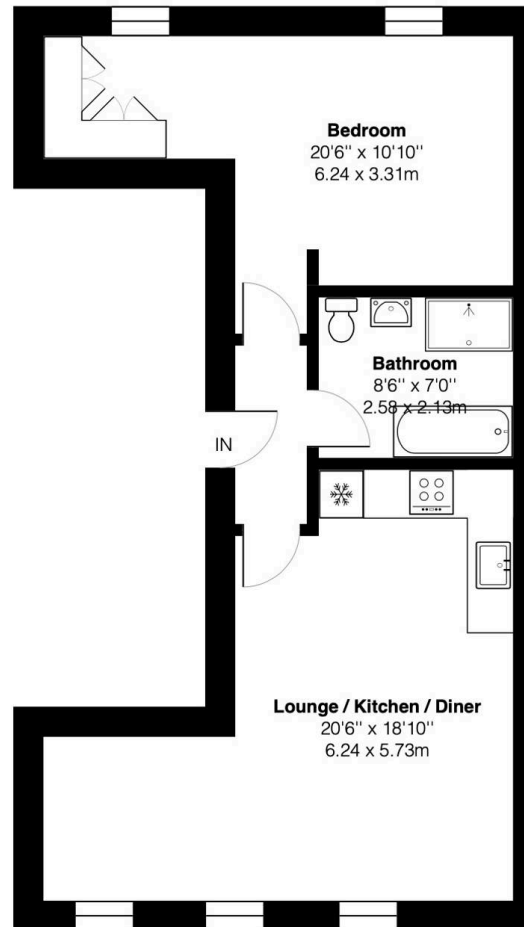




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Approximate Gross Internal Area = 561 sq ft / 52.1 sq m

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Archway Office

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London, N19 5SE

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Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

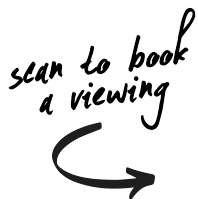
Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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Fourth Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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of these particulars,
at the property must not be
as representations of
fact. Prospective applicants
id rely upon their own
those of professional
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